

025.A

0006

0044.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

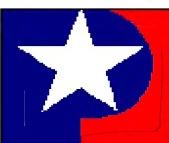
466,200 / 466,200

USE VALUE:

466,200 / 466,200

ASSESSED:

466,200 / 466,200


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
44-46		AMSDEN ST, ARLINGTON

OWNERSHIP	Unit #:	44
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Owner 1: FERNANDEZ-DIAZ MARIA-JESUS

Owner 2:

Owner 3:

Street 1: 44 - 46 AMSDEN ST UNIT 44

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LOWNIE ELLSWORTH MARY/KENNETH -

Owner 2: ELLSWORTH DIANE C -

Street 1: 44 AMSDEN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 1267 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8113																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	466,200			466,200		

Total Card	0.000	466,200		466,200	Entered Lot Size
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Total Parcel	0.000	466,200		466,200	Total Land:
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Source:	Market Adj Cost	Total Value per SQ unit /Card:	367.96	/Parcel:	367.9	Land Unit Type:
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Total Card / Total Parcel
466,200 / 466,200
466,200 / 466,200
466,200 / 466,200

311279
GIS Ref
GIS Ref

Insp Date
05/15/18

!15719!

USER DEFINED

Prior Id # 1: 17074

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID 025.A-0006-0044.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	459,100	0	.	.	459,100	459,100	Year End Roll	12/18/2019
2019	102	FV	452,500	0	.	.	452,500	452,500	Year End Roll	1/3/2019
2018	102	FV	399,700	0	.	.	399,700	399,700	Year End Roll	12/20/2017
2017	102	FV	364,000	0	.	.	364,000	364,000	Year End Roll	1/3/2017
2016	102	FV	364,000	0	.	.	364,000	364,000	Year End	1/4/2016
2015	102	FV	311,400	0	.	.	311,400	311,400	Year End Roll	12/11/2014
2014	102	FV	297,000	0	.	.	297,000	297,000	Year End Roll	12/16/2013
2013	102	FV	297,000	0	.	.	297,000	297,000		12/13/2012

SALES INFORMATION**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOWNIE ELLSWORT	53684-411		10/16/2009		311,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2018	455	Insulate	3,098	C				
12/14/2015	1920	Porch	15,000					
12/15/2010	2411	Porch	18,950					REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Measured	DGM	D Mann
4/15/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			NON FUNC FRPL.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: BROWN				A Kits:	Rating:												
View / Desir:				FrpL:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1916	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G12		Fact:	.	Floor: 1 - 1st Floor													
Const Mod:				% Own: 48.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		%		1	6	2	1						
Sec Int Wall:	%			Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors: 4 - Carpet	25 %			Total:	18.6 %												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES									
Subfloor:				Basic \$ / SQ:	295.00			Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.98735195													
Insulation: 2 - Typical				Adj \$ / SQ: 393.213													
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.02499998													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac:	NO	Adj Total: 572668													
% Com Wall		% Sprinkled:		Depreciation: 106516				Juris. Factor: 1.00		Before Depr: 403.04							
				Deprecated Total: 466152				Special Features: 0		Val/Su Net: 367.96							
								Final Total: 466200		Val/Su SzAd: 367.96							
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:			Year:	Color:									
PARCEL ID 025.A-0006-0044.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			